

Development Services Public Meeting Minutes

Meeting Number: 11

July 5, 2022, 7:00 PM - 9:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Alan Ho
	Deputy Mayor Don Hamilton	Councillor Reid McAlpine
	Regional Councillor Jack Heath	Councillor Karen Rea
	Regional Councillor Joe Li	Councillor Andrew Keyes
	Regional Councillor Jim Jones	Councillor Amanda Collucci
	Councillor Keith Irish	Councillor Isa Lee
Regrets	Councillor Khalid Usman	
Staff	Rick Cefaratti, Senior Planner, West District	Stephen Lue, Senior Development Manager
	Laura Gold, Council/Committee Coordinator	Clement Messere, Manager, Development - West District

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 REVISED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS BY GREENCAPITAL LIMITED PARTNERSHIP, TO

PERMIT A MIXED USE HIGH RISE DEVELOPMENT AT 10 ROYAL ORCHARD BOULEVARD AND 8051 YONGE STREET, FILE NO. PLAN 19 137814 (WARD 1) (10.3, 10.5)

The Public Meeting on this date was to consider an application submitted by Greencapital Limited Partnership c/o Gatzios Planning + Development Consultants Inc. application for Official Plan and Zoning By-law application to facilitate the redevelopment of the subject lands with 4 high rise buildings with a maximum height of 50 storeys development at 8051 Yonge Street and 10 Royal Orchard Boulevard.

The Committee Clerk advised that 1460 notices were mailed on June 15, 2022 and a Public Meeting sign was posted on June 14, 2022. There were 20 written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Rick Cefaratti, Senior Planner, provided a presentation on proposed development.

Maria Gatzios, Gatzios Planning +Consulting Inc., and Michael Hannay, MBTW Group, provided a presentation on the proposed development.

Ms. Gatzios advised that the existing grocery store will need to be closed during the construction of the development, consequently, the property owner will provide a shuttle service to nearby grocery stores to be taken from a designated location in the community to be determined.

The following deputations were made on the proposed development:

1. Arnold Korne spoke in opposition of the proposed development, expressing concern that the combination of the subway being built under his building and the construction of the proposed development will structurally damage his building. Mr. Korne referenced research on this subject matter. Mr. Korne suggested that the proposed development would be more suitable elsewhere in York Region.
2. Henry Lamb spoke in opposition of the proposed development, suggesting that it will negatively impact people living in the community. Mr. Lamb suggested the proposed development is not needed to meet the density requirements for a major station area, as the area already has a significant amount of density with its existing apartment buildings and townhouses, and developments already underway. Mr. Lamb expressed concern that the proposed development will cause the area to become overcrowded and that this can lead to the spread of disease. Mr. Lamb was also concerned how fires will be put out in the proposed high-rise development, and that the grocery

store will be closed for the duration of the construction. Mr. Lamb urged Council to deny the proposed development application.

3. Joan Klaassen expressed the following concerns regarding the proposed development: it will generate greater traffic congestion in the area; the increase in population from the proposed development will cause the local health care system to become overloaded; established retail will be lost; and that she will no longer be able to walk to the grocery store. Ms. Klassen noted that the conceptual plan for the proposed development is too dense, too tall, will create shadows and does not fit the charter of the area. Ms. Klassen asked Council not to approve the proposed development.
4. Laura Smith, Thornhill MPP, advised that she is both a resident of Thornhill, and is representing Thornhill at the Provincial level of government. Ms. Smith explained that the Yonge North Subway extension is necessary, and that development is needed to address Ontario's population growth. Ms. Smith advised that she wanted to be involved to support the residents of Thornhill.
5. Barry Nelson thanked the Applicant and asked for a copy of their presentation. Mr. Nelson spoke briefly in regards to how some of the developments in the area have progressed, and to the community's concerns regarding these developments, such as the decision to cover the creek in the Langstaff Gateway Community. Mr. Nelson suggested that an inventory of the community's concerns should be kept. Mr. Nelson noted that the impact of the proposed development on the properties on the Vaughan side should also be considered, including the application of the 45 degree angular plane. Mr. Nelson suggested that the City should be meeting with Vaughan to discuss the impact of development along Yonge Street. Mr. Nelson questioned if the subway and the school system can handle the density of the proposed development. Mr. Nelson suggested that it may be time to merge the City's Fire and Emergency Services with Vaughan, and Richmond Hill. Mr. Nelson noted that new residents to the area will not appreciate the past like existing residents.
6. Mary Dal Chin, resident living adjacent to the proposed development, expressed the following concerns regarding the proposed development: the impact of the construction on the community, the shadow it will create, and that the construction of the subway and the proposed development will likely occur at the same time. Ms. Chin suggested that the developer should meet with the Gazebo residents to address their concerns.

7. Priyanka questioned what the set-back from the sidewalk to proposed development will be, and if there is any data supporting why this development proposal is being built in this location.
8. Dwight Richardson questioned if the Province plans to pass a Minister's Zoning Order (MZO) to advance the project.

The Committee provided the following feedback on the proposed development:

- Questioned what the City can do to prevent the proposed development from becoming a MZO;
- Questioned how the timing of the proposed development relates to the construction of the subway;
- Asked about the phasing of the proposed development and if it would include commuter parking for the subway;
- Noted that the grocery store and pharmacy at Bayview Avenue and John Street will remain open through construction if the development application is approved;
- Noted that the construction of the subway should provide minimal disruption in this location, as they will be using mining techniques to build the Royal Orchard Subway Station;
- Questioned why so much parking is being proposed if the assumption is that residents will be taking the subway;
- Suggested the proposed development should include purpose built rentals, or affordable housing;
- Questioned if a two level grocery store has been considered for this location.

The following responses to inquiries from the Committee were provided:

Maria Gatzios advised that the earliest construction of the proposed development would start is in 2 to 3 years, but she was unsure if the construction of the subway and proposed development would occur at the same time. Ms. Gatzios advised that the project will be phased, and that construction will start with the eastern block of the proposed development. Ms. Gatzios clarified that the parking in the proposed development will be for the residents and the retail on site rather than for the subway, and that the parking ratio is based on what the market will accept. Ms. Gatzios advised that there will be a small decrease to the square footage of the retail in the proposed new development relative to the existing plaza. Ms.

Gatzios agreed to consider having the pedestrian connection to the subway on the north side of the development.

Laura Smith, MPP, advised that she was not aware of any proposed MZO's for this development application.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Amanda Collucci

1. **That the deputations by Arnold Korne, Henry Lamb, Joan Klaassen, Laura Smith, MPP, Barry Nelson, Mary Dalcin, Priyanka, and Dwight Richardson, regarding, regarding Applications by Greencapital Limited Partnership, for Official Plan and Zoning By-law Amendments to permit a mixed use high rise development at 10, Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)", be received; and,**
2. **That the written submissions by Alice Shukla, Beverly Golden, Chantal Desgranges, Elaine Sanders, Helen Harkness, Jeffrey E Streisfield, Jerome Cairns, Joseph Brunaccioni, Julie Shapero, M Tzanis, Maya Bajic, Michael Snider, Natasha Racanelli, David and Dorothy Johnstone, Mary Hajibaba, Raj Saini, W. McNaught, Tim Jessop, Carole Speirs, and Joan and Gary Klaasen, regarding Applications by Greencapital Limited Partnership, for Official Plan and Zoning By-law Amendments to permit a mixed use high rise development at 10, Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)", be received; and,**
3. That the Report entitled, "PRELIMINARY REPORT, Applications by Greencapital Limited Partnership, for Official Plan and Zoning By-law Amendments to permit a mixed use high rise development at 10, Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)", be received; and,
4. That the Memorandum entitled, "Revised Official Plan and Zoning By-law Amendment Applications by Greencapital Limited Partnership, to permit a mixed use high rise development at 10 Royal Orchard Boulevard and 8051 Yonge Street, File No. PLAN 19 137814 (Ward 1)", be received; and,
5. That the Record of the Public Meeting held on July 5, 2022, with respect to the proposed Official Plan and Zoning By-law Amendment to permit a mixed use high rise development at 10 Royal Orchard Boulevard and 8051 Yonge Street, File No. PLAN 19 137814 (Ward 1), be received; and further,
6. That the Application the application by Greencapital Limited Partnership, to amend the Markham Official Plan 2014 and Zoning By-laws 177-96 and

2150, as amended, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

5. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

The Development Services Pubic Meeting adjourned at 9:06 PM.

Carried